

Phase One

Outdoor Amphitheater: In coordination with the Kansas City Royals and the Urban Youth Baseball Academy, design and repurpose of the existing tensile structure located at the north side of the American Jazz Museum, coordinated with Parks Department, to allow for a new fully equipped stage for summer multi-purpose entertainment events. Cost of Phase One bond-funded improvements: \$49,817. Private funding of \$7,052,000, has been raised for this phase of the Baseball Academy project.

The City will coordinate planning and design of the outdoor space and amphitheater with surrounding neighborhoods and the Baseball Academy, and fund design in the first phase.

Buck O'Neil Education & Research Center, 1824 The Paseo: Transfer property to City/Parks Department, as previously proposed. At north side, create entrance: Lobby, elevator, stair tower, and complete the renovation of the remaining three floors for office use as recommended by the NLBM. Cost of bond-funded improvements: \$4,200,000. Value of private funding and in-kind services: \$4,000,000, including exterior restoration, new mechanical systems and completion of first-floor event space in former gymnasium.

By Council action, the 1824 The Paseo property will be transferred from the Negro Leagues Baseball Museum to the City, with an operational agreement between the City and the NLBM for the facility. The agreement will include the City's direct funding for completion of the facility.

Black Archives: Move Horace Peterson 18th and Vine Visitor's Center from 18th Street museums building into north space of Archives facility. Cost of bond-funded improvements: \$336,749.

The City will contract with a museum design/fabrication firm to move the Visitor's Center from between the two City-owned buildings.

American Jazz Museum: Design and construction of Blue Room expansion and new café as requested by the Jazz Museum for generation of additional income. Also, equipment upgrade for Gem Theater. Cost of bond-funded improvements: \$934,198.

Working with the American Jazz Museum staff and board, the City will contract with a museum design/fabrication firm and private construction contractor to accomplish the first phase of work, on the Blue Room.

New 18th St. Retail, Apartments: Design of a new retail building, on 18th St. between The Paseo and Vine, with first-floor retail and upper-floor market rate housing, as a public/private partnership. Cost of bond-funded improvements: \$652,106.

The City will first issue an RFP for mixed-use development with first floor retail funded and owned by the City, and the upper-floors of apartments by the developer. Upon receipt of a proposal meeting the City's goals, the City and development partner will design the structure. The façade of a historic structure at 1511 E. 18th St. is projected to be preserved and incorporated into this project.

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18th and Paseo NE Corner—Outdoor Access and Patio: At 1518 E. 18th Street, construct west doorway with enclosed patio for existing restaurant space, in conjunction with the Parks Dept. Cost of bond-funded improvements: \$105,000.

The City will directly contract for design and construction of the addition. Furniture and fixtures will be provided by new commercial tenant in the leased space.

Parking lot, 18th and Lydia: Transfer ownership from ATA to City, and construct lighted, landscaped lot between 18th and 19th Streets, Lydia and Grove. Cost of bond-funded improvements: \$1,182,602. No private funding is projected for this project, which with adjacent lots will add 300 parking spaces to the district.

The City will acquire this lot from the ATA and directly contract for design and construction of the lighted and landscaped lot.

Stabilization of the historic Boone Theater, 1701 E. 18th Street, preparatory to later rehabilitation. Estimated cost of bond-funded improvements: \$1,229,781. No private funding is projected for this project.

Preliminary structural engineering has been completed; the City will contract for biddable drawings and construction for the project.

18th Street Streetscape: Enhance lighting, bump outs and pedestrian lights on 18th Street from Campbell Street lot to Attucks School. Since this is a dense urban area, do not include trees. Cost of Phase One bond-funded improvements for partial completion: \$1,688,705. In Phase Two, complete construction. No private funding is projected for this project.

The City will directly contract for design and construction of these improvements, which will increase visibility and safety for the increased use of the district.

18th and Vine Gateway Plazas: Design infrastructure and conduct site preparation for a fountain on City property at the southeast and southwest intersections of 18th Street and The Paseo, as a public/private partnership. Cost of Phase One bond-funded improvements; \$112,000. In Phase Two, construct improvements. Private funding has been proposed for this project; to date, \$285,000 has been raised.

In cooperation with private partners, the City will design and fund construction of the two gateway plazas, as private funding commitments are received.

Vine St. Stabilization & Infill, Mixed-Use Redevelopment: Stabilization of facades of historic buildings in the 1800 block of Vine Street, west side, preparatory to construction of new infill development incorporating the facades, in later phases. The facades of historic buildings at 1814, 1816, 1820 and 1822 Vine St. are projected to be preserved and incorporated into this project. Cost of Phase One bond-funded improvements: \$125,000.

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In the first phase, stabilization of the historic facades will be contracted directly by the City. The City will first issue an RFP for mixed-use development with first floor retail funded and owned by the City, and the upper-floors of offices or apartments by the developer. Upon receipt of a proposal meeting the City's goals, the City and development partner will design the structure.

Transfer of 18th, Vine St. Properties/Market Feasibility Study/Historic

Preservation/Marketing/Site Development, Project Management: Transfer JDRC properties on 18th Street and on Vine Street to City of Kansas City. Bond-funded costs: \$471,000. Detailed planning, historic preservation, marketing costs, ground floor tenant space improvements, project and construction management bond-funded costs: \$1,010,000.

The City will acquire JDRC properties for appraised value by Council action. The 18th and Vine Development Policy Committee will solicit proposals from experienced property management, and engage a firm, to be funded by the City. The City will solicit and directly engage necessary consultant services listed above.

Phase Two

Outdoor Amphitheater: Construction of the Great Lawn and infrastructure improvements remaining from Phase I. Second-phase construction, proposed at \$382,292, will be directly funded by the City.

Black Archives: Construction of the state of the art recording studio, coordinating with Black Archives board and staff. Second-phase construction, proposed at \$410,492, will be directly funded by the City.

American Jazz Museum: In Phase Two, construct exhibit and lobby improvements. Second-phase construction, proposed at \$408,996, will be directly funded by the City. Exhibit improvements may also be partially funded from federal and local sources related to the arts and humanities.

KC Friends of Alvin Ailey (FOAA) Headquarters: Design facility for FOAA, a multipurpose facility with performance space, class space and offices, as public/private partnership, with City owning the facility. Cost of Phase Two bond-funded improvements: \$242,473. Portions of the work will be completed by Friends of Alvin Ailey through private funding.

As commitments are received from KC Friends of Alvin Ailey for matching construction funds and leasing of the new facility, this project is scheduled for the second phase. The City will partner with the Ailey group in design/construction of the headquarters building.

New 18th St. Retail, Apartments: Continuing from Phase One, construction of a new retail building with upper-floor market rate housing/office space follows, as a public/private partnership. Second-phase construction, proposed at \$4,999,481, will be directly funded by the City.

18th Street Streetscape: Enhance lighting, bump outs and pedestrian lights on 18th Street from Lydia parking lot to Attucks School. Since this is a dense urban area, do not include trees. Also, provide connection from BRW overpass to 18th and Vine area. In Phase Two, complete construction from

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Lydia to BRW Overpass. No private funding is projected for this project. Second-phase construction, proposed at \$1,354,645, will be directly funded by the City.

The City will directly contract for design and construction of these improvements, which will increase visibility and safety for the increased use of the district.

18th and Vine Gateway Plazas: Construction of a fountain and other improvements on property at the southeast and southwest intersections of 18th Street and The Paseo, as a public/private partnership. Cost of Phase Two bond-funded improvements; \$916,821.

Vine St. Stabilization & Infill, Mixed-Use Redevelopment: Construction of new infill development incorporating the facades, of historic buildings at 1814, 1816, 1820 and 1822 Vine St. are projected to be preserved and incorporated into this project. Cost of Phase Two bond-funded improvements: \$467,948.

Construction of a new retail building with upper-floor market rate housing/office space follows, as a public/private partnership. The City's costs could be significantly lower, as the private developer funds the housing portion of the project.

Phase Three

American Jazz Museum: Continue interior improvements to the facility and ensure all work not completed in the Gem Theater is completed. Phase Three improvements: \$400,000.

KC Friends of Alvin Ailey (FOAA) Headquarters: Construct the facility for FOAA, a multipurpose space with class space and offices, as public/private partnership, with City owning the facility. This project has a bond funded third phase allocation of \$1,589,543.

Vine St. Stabilization & Infill, Mixed-Use Redevelopment: Finalize the construction of the newly stabilized infill and mixed use redevelopment with a third phase allocation of \$4,367,513.

Non-Bond Funded Improvements in 18th and Vine District

- Mutual Musician's Foundation, 1827 Highland. Install a wheelchair lift and new masonry walls along the historic building, budgeted at \$140,000. ADA compliance is potentially eligible for CDBG funding.
- Lincoln Building, 1601 E. 18th St. Replace building systems, budgeted at \$450,000. Not currently eligible for CDBG funding, so to be accomplished through private funding.